



CAPITAL VISTA

2211 South IH 35 Frontage Road, Austin, TX 78741

650 - 11,000 SF OFFICE SPACE - FOR LEASE



- 650 - 11,000 SF Office Space with Downtown Views!
- Minutes to Downtown Austin, SoCo, and the Texas Capitol!
- Grade-Level parking for 1st & 2nd floors
- Recently renovated building
- Great central location near Downtown Austin!
- Easy Access and Visibility from IH-35 & Oltorf!
- **Call For a Tour Today!**



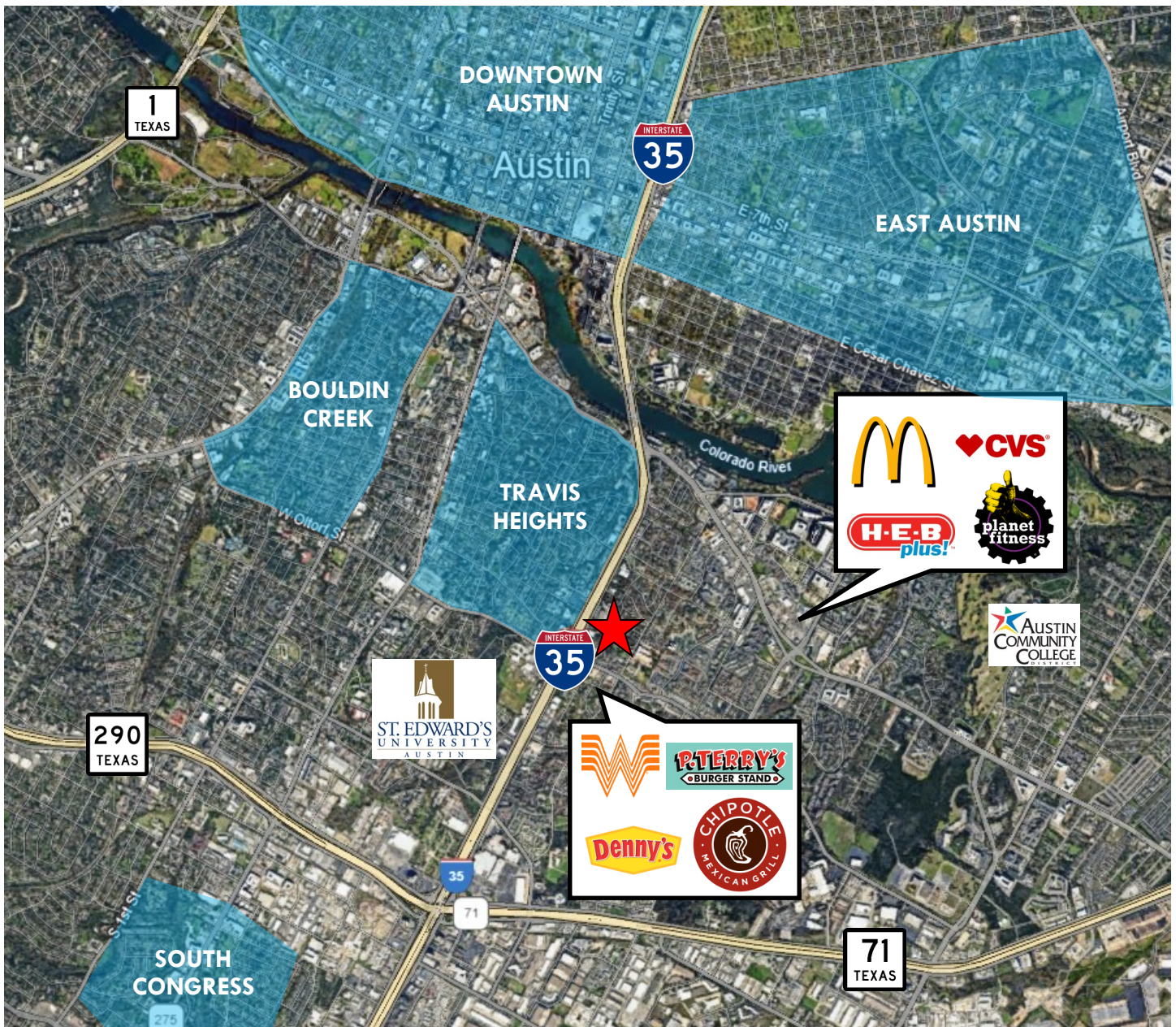
DEMOGRAPHICS (2024)				
MILE(S)	1	3	5	
Total Population	29,895	169,234	356,390	
Total Households	14,685	81,925	159,658	
Average HH Income	\$82,363	\$107,439	\$102,312	
Daytime Employees	9,860	166,887	285,472	

For more information please contact:
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Tel (512) 302-4500
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Proximity Map

Capital Vista



KEY LOCATIONS

St. Edward's University	5 minutes
South Congress	7 minutes
Texas Capitol	8 minutes
Downtown Austin	9 minutes
University of Texas Austin	10 minutes
Austin-Bergstrom Airport	10 minutes

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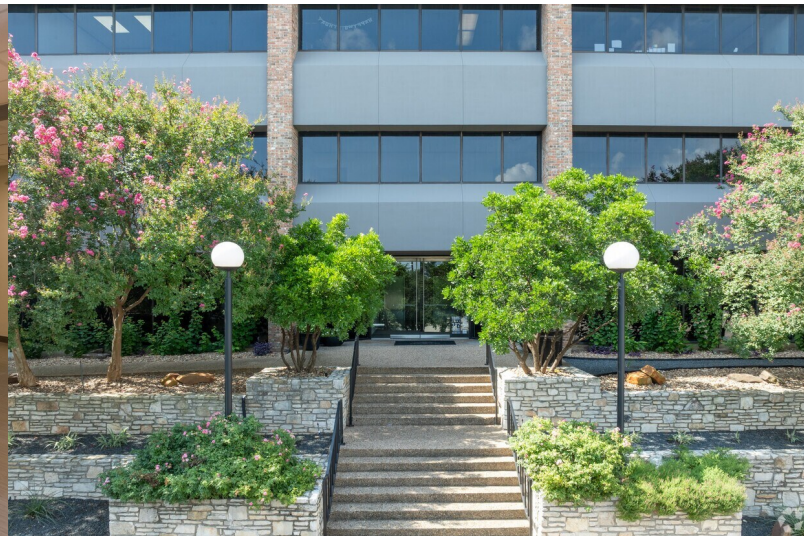
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